



Vol VI
No. 6

THE BLOOMINGDALE GAZETTE

APRIL
1985

A PUBLICATION OF THE BLOOMINGDALE HOMEOWNER'S ASSOCIATION

THERE'S A NEW BHA COMING!!

On March 26, 1985, many suggestions were brought before the BHA Board of Directors that are felt to be worthwhile and should be brought before you the residents. In summary, the changes being presented for your approval are:

1. Establish a Fire/Disaster Fund for the residents of Bloomingdale. This fund would be subsidized by dues, fund raising events, and donations. It would be available to "help our own" in the case of an emergency.

2. Restructure the current Board to be more like that of a corporation. The elected positions could be: President, seven Vice Presidents each responsible for one of the following functions--Memberships, Fund Raising, Special Projects, Communications, Social Events, Junior League, and Publications, Corresponding Secretary, Recording Secretary, Treasurer, and Parliamentarian.

The volunteers needed for each of the committees would come from the residents of Bloomingdale.

3. Change the General Membership meetings to four times per year, publicize it well, and hold special interest meetings as needed.

4. Have a one-time-per-year Awards Banquet for services rendered to the community and to the BHA.

5. Split the entire community up into "Blocks" and have one individual per "Block" be a representative for that section into the BHA. This individual would have meetings for their area as needed and would report to the VP of Communications. This would provide assured representation of all residents into the board and special interest, topics would then have a chance to be handled appropriately.

6. Redefine our common goals regarding special interest topics to avoid a repeat of the indecisiveness of the recent issue.

(CONTINUED ON PAGE 2)

NEW BHA

Besides the proposed changes itemized above, the following items will also appear on the agenda:

1. Nomination and election of one Board Member due to resignation of Dave Burke.
2. Discussion of the May Fund raising project. If possible, we would like to have a chicken and rib BBQ with controlled free beer. Criterion says its OK, but it is up to the homeowners. This would be a "kick off" for the Fire/Disaster fund.
3. Reopening of the STD issue (Special Taxing District). This is of special interest to the new homeowners in the Pulte and Suarez areas who have signed the Master Homeowners Association form. Did you know that those of you who signed the MHA form could end up paying for the maintenance and upkeep of everything in the Bloomingdale Area? Come and see what the BHA would like to do about this.

On April 16 these changes, agenda items, and many others will be discussed at the General Membership meeting at . Since there are many items on the agenda, the meeting will not be a short one. But we feel it will be worth while. Whether or not you are currently a member of the BHA, you are still a member of Bloomingdale and your thoughts are important. So please join us on Tuesday, April 16 at the Bloomingdale Community Church, 1310 Bloomingdale Av. (go east on Bloomingdale past the Circle M day care center the church is on the left). The doors open at 7:30 pm for refreshments and discussions and the meeting begins at 8 pm.

**WELCOME
to OUR
NEW MEMBERS**

- Neal and Shelley Oakes
- Jim and Chris McDowell
- Bob and Pat Grove
- Hugo and Bonnie Ramos
- Otto and Dorothy Herring
- Kerry and Randy Burton
- Steve and Debbie Duemig
- Bill and Becky Wilson
- Jim and Dianne Weiss
- Kenneth and Carol Yates
- Margaret Brantmeyer
- Randy and Debra Schneidt
- Dave and Liz Fox
- J.L. (Jim) and Nancy Smith
- Bruce and Lori Clark

If you joined after March 19, 1985. Look for your name next month.

HOMEOWNERS ASSOCIATION DIRECTORY

President....Brenda Manning	4019 Eastridge	681-2424
Vice Pres....Art Hollows	3806 Sweetleaf	681-5199
Treasurer....Chris Pheils	710 Caliente Dr.	681-9026
Secretary....Tom Kemper	621 Ephrata	681-5364
Sgt of Aras..		
DirectorGloria Dyke	3802 Windtree Ct	681-1713
Director.....Les Butler	3816 Cloverhill	681-5367
Director.....Bob Knott	4039 Eastridge	685-0011
Director.....Susan DeLuca	3906 Kristin Pl.	681-2051
Director.....Errol Whitfield	403 Bloomingfield	681-7462
Director.....Lee Ritchey	3728 MurrayDale Dr.	684-0125
Director.....Ted Keiser	3711 Casaba Loop	689-4842

BHA GAZETTE

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 3816 Cloverhill Ct.
 Brandon, Fl 33511

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**APRIL 16, 1985
BHA GENERAL
MEMBERSHIP**

See you
there!

**MEETING
AT 7:30 P.M.**

Bloomingdale
Community Church

X 1310

Bloomingdale Ave.

Bell Shoals Road

Bloomingdale
East

Springvale

Pulte Models
Murray Dale Drive

Greenhollow
South

Nature's
Way

RUMMAGE SALE RESULTS

The weather was beautiful for the sale and many volunteers, donations, and buyers were on hand to help make this fund raiser successful. Not only do we give a big thank you to Maureen and Chris Pheils (they donated their garage, time, children, and patience) but also to the following individuals who donated items.

Les Butler	Pat Grove	Brandon Florist	Chris McDowell
Bob Fuller	Pam Labkon	Susan DeLuca	Cindy Walker
Cathy Russell	Maureen Pheils	Dave Daley	Tom Keeper
Liz Fox	Trish Palmer	Ted Keiser	Carol Yates
Debbie Duenig	Diane Weiss	Jean Palmer	Cathy Gess
Sheryl Creeley	Fred Uphoff	Dave Cutting	Gayle Kennedy
Bea Sucher	Carolyn Bryington	Carolyn Knight	Shelley Oakes
Anonymous			

The following individuals were kind enough to donate their time, tables, sign expertise, van and trailer, muscles, etc.--

Lee Ritchey	Dave Burke	Errol Whitfield	Cindy Ritchey
Jim Hust	Veta Whitfield	Les Butler	Sandy Hollows
Krystyna Butler	Dave Fox	Art Hollows	Chris McDowell
Krista Butler	Hugo Ramos	Brenda Manning	Pat Grove
Bonnie Ramos	Liz Fox	Shelley Oakes	Bob Fuller
Kina Kemp	Antoinina Dyke	Ann Fuller	Joe DeLuca
Maureen Pheils	Chris Pheils	Susan DeLuca	Kelly Pheils
Jennifer Pheils			

Total amount taken in by Cashier:	\$52846
Consignments to Walker, Gess, Cutting and Pheils	- 209.50
Donations from consignments	31.00
Expenses (stamps for thank you letters)	- 4.84
<u>Total Income from Rummage Sale</u>	<u>\$350.62</u>

The Rummage Sale was a huge success and the BHA owes it all to YOU!

We forgot to put the General membership meeting in last month's gazette. Just to remind you again it's Tuesday April 16 at 7:30 at the Bloomingdale Community Church. Res.

PARK EAST PROBLEM

by Susan DeLuca

Don't like the dirty, smelly, unclean toilets in Park East? Well, neither does Criterion, but they haven't been able to do anything about it until March 20th. It seems the County incorrectly shut off the water to Park East and then proceeded to bill Criterion anyway. After much ado, Criterion has now been able to get the lock removed from the water meter. They are going to be scrubbing down the bath-rooms but, according to Lucy Wittner of Criterion, they are tired of it.

It seems that parents are allowing their children to visit these areas un-accompanied and without supervision. During these times, mulch is being thrown down the toilets, doors are being broken into and down, graffiti is appearing on walls, and just absolute destruction is happening.

Criterion does not want to remove the toilets (as suggested by some residents) as they just paid to install them, but they would like Bloomingdale's residents to please supervise their children's activities so that these things won't happen. After all, not only is this wanton destruction of public property, but what about our property values?



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NEIGHBOR HOOD NEWS

by Shelly Oakes
April 2, 1985

Today, the reward to many dedicated neighbors whose efforts are greatly appreciated and to one fine attorney, Clifton Curry, meant SUCCESS. At the Board of County Commissioners Public Land Use Meeting a 4 to 1 decision was made to decline permission for a proposed convenience store to sell beer or wine near our park in Bloomingdale East.

After nearly half an hour of listening to the Commissioners and the County Attorney arguing as to whether or not individuals from the floor should be allowed to make statements on the issue, we began our mission. First to speak was Susan DeLuca, who spoke on behalf of the Bloomingdale Homeowners Association and was authorized by the association's President, Brenda Manning. She cited the results of a telephone poll that clearly showed the majority's opposition to the sale of beer and wine at the proposed convenience store. Next, Don Luke, Jim Hust, and Hal Labkon added pertinent information regarding the issue, such as the fact that the land our park area now sits on had been zoned multi-family residential at the time the other parcel was zoned commercial. (Maybe a second look should be taken regarding the possibility of rezoning this land now that it is situated next to a park.) They also discussed how the sale of beer and wine at a convenience store, at this location, could add to the litter, vandalism, and promote consumption of drugs and alcohol at the park. The residents were well prepared using reports and statistics from the Sheriff's office with respect to other parks that had convenience stores located close by, and also the Neighborhood Mobile Watch with respect to crime statistics.

Rev. Al Browder, Pastor of the South Brandon Baptist Church on Bell Shoals stated that the alcohol problems are bad enough today and it isn't necessary for beer and wine to be sold next to a park. Thanks to Pastor Browder for his support.

The residents did their homework and successfully persuaded the Commissioners to deny the proposed rezoning. My personal thanks to all the people who made the effort to attend the hearing. Our MISSION ACCOMPLISHED--See what we can do if we set our minds to it!!

BHA TELEPHONE POLL RESULTS ON CONVENIENCE STORE IN EAST

On March 17, 1985, a telephone poll was taken of the membership of the Bloomingdale Homeowners Association. Currently the membership totals 70 homes with 132 adult votes. Of these, 51 homes and 99 members (representing 75% of the total available membership) were reached for this poll. The remaining members were either not home or had unlisted telephone numbers. The pollsters were: Brenda Manning, Susan Deluca, Errol Whitfield, Tom Kemper, and Chris Pheils. All of these individuals are currently serving as Directors of the association.

The pollsters asked the following questions:

1. Do you want beer and wine take-out at the proposed convenience store location in Bloomingdale East?

Yes--68% Yes--21% Neutral--8% Abstained--3%

2. What stand should the BHA take in regard to the Beer and Wine take-out sales?

Opposition--61% Neutral--32% For--4% No opinion/abstain--3%

YOUR PETS HEALTH

by Dr. Margaret Wissman, D.V.M.
CANINE MAMMARY TUMORS

Mammary tumors are the most common tumors found in female dogs. They are tumors of the milk secreting organs, and are usually first noticed as small lumps in the breast tissue or nipples.

These tumors usually appear in middle-aged or older female dogs, and are much more common in bitches that are not spayed. These tumors may be malignant (cancerous) or benign (non-cancerous.) Because benign tumors may become malignant, veterinarians recommend that all mammary tumors and associated glandular tissue be removed surgically.

Often, chest x-rays are taken before surgery to determine if the tumor has spread. It is often recommended that the bitch be spayed at the time of surgery to prevent associated problems.

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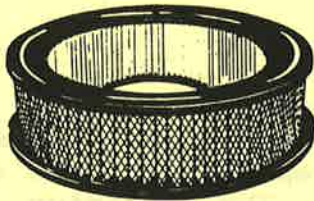
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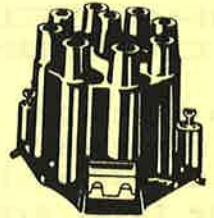
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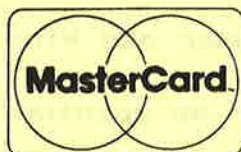
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WHAT'S GOING ON IN BHA

BOARD OF DIRECTORS--BHA

There will be a meeting for all directors at 7:15 p.m. on Tuesday, April 16, before the 8 pm General Membership Meeting at the Bloomingdale Community Church. This meeting will begin at 7:15 pm and is very important.

FAREWELL TO A DIRECTOR

Unfortunately, due to personal reasons, the Board has lost the services of Dave Burke. Not only will we miss his willingness to go that extra step for his fellow community members, but we will also miss his warm smile and pleasant manner. Thank you, Dave for all you have done!!!!

CLUB CORNER

There has been some recent interest in re-generating the Craft Club in Bloomingdale, also a Coupon/refund Club, Bridge Club and a Gourmet Club. Anyone interested in one or all of these clubs, please call Maureen Pheils, 681-9026.

OPEN NOMINATIONS FOR THE APRIL 16 GENERAL MEMBERSHIP MEETING

With the loss of Dave Burke from the Board of Directors, this now leaves an opening for someone from the community. At the meeting you are welcome to nominate someone from the community. We look forward to hearing from you at the meeting.

BHA DIRECTOR AT WORK by Maureen Pheils

Since the beginning of the school year, Susan DeLuca has been concerned over the bus stop procedure in the Suarez East area. It seems the children in that area were being picked-up and dropped off at least 1/2 mile from their homes this distance didn't bother her as much as the walk through the heavy construction area to their homes.

In October, Susan started her campaign to change the bus stop so it would be safer for the children. She started with numerous phone calls, 4 months later she was in a meeting with superintendent. Within one week of her March 5th meeting, the bus stop changes were made for Bus # 1174 & # 1280.

The children no longer walk through the construction area and are much closer to their homes. Thank you to Susan DeLuca, BHA board member and mother.

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LETTERS TO THE GAZETTE

AN OPEN LETTER TO ALL MY NEIGHBORS

I apologize for losing my temper and using foul language in front of your little darlings. First, let me explain why I reached this ugly level of behavior. Six months ago the corner of Briarpark Way and Springvale was designated a school bus stop. Having three school age children of my own, our family rejoiced at the convenience this would afford. Our pleasure was short lived however, for we soon realized that with this convenience other problems would arise. You see, I forgot that there were other little darlings in the neighborhood who would also be using this stop. Now, I'm not one to get too excited about a couple of little children waiting at the corner for the school bus and I understand that their adrenalin is flowing faster than mine that early in the morning and kids will be kids and all that stuff. But, the little gathering grew. There they were, 10-14 children on my precious bahia lawn, climbing like monkeys on my big old oak and all over the wall, and that was the first shift. There were three more shifts to come. Not wanting to be the old grouch of the neighborhood and certainly not wanting to dampen their little spirits, I sheepishly went out and asked if they would mind just staying outside the walls and off my property. They could sit on the wall and kick the newly seeded common grounds until they dug a hole to China, but please, my fragile lawn could not withstand the stomping. They even changed corners and I felt like a ghouel for saying anything. But it was short lived and I rejoiced that your children had forgiven me and came back to my corner. Or maybe it was the fact that the wall across the street had tumbled down from those little tots playing on it and their guilt had forced them back on my side. As I stated, most of them did show me the benefit of the doubt and, while I was there, behaved like the little angels we all know that they are. Except for that unknown species called 6th and 7th graders. At their age, and the identity crisis they're going through, when asked to stop I received the familiar "Who Me" stare and "This is not your wall", answer. Well, I'm tired of telling them where they can and cannot play. I got mad and told them in such and such words (unprintable in a family newsletter) what I thought of them. Needless to say, I made a fool of myself and certainly stepped out of bounds addressing them as I did. I'm asking that you, their parents, sit down with them. Maybe, you can check your homeowner's insurance policy and find out who really is responsible for maintenance and liability. Also, talk to them about having respect for other people's property.

Thanking you in advance for your cooperation. Oh, by the way, I also want to thank all the dog owner for contribution in the fertilization and watering of my lawn during this dry period. Boy, you must really feed those animals. I literally fell over their droppings. I contacted a professional service and he assures me I am getting all I need.

Sincerely,

John J. Harnett

Dear Editor:

It was with disgust and unbelievability that I read the letter from Bob Jeski. Why this particular letter was allowed to be printed is beyond me. It obviously was of no value or service to anyone except to quench the writer's desire to humiliate someone he has never met (and hopefully never will).

Apparently, BOB JESSKI is a little upset that someone had the nerve to print what many Bloomingdale residents feel, namely, that some runners are not "highly visible," and therefore run great risk while jogging in the dark. Apparently, BOB JESSKI fails to see the importance of being seen as by his own admission, and I quote, "See, as a dumb runner, I would have never thought of that!"

Perhaps we drivers should keep off the streets at night so as not to infringe on the right of BOB JESSKI to jog down the center of Bloomingfield Drive after dark!

PANSY REED

Dear Editor,

We do understand that the developer does not want to fix up Bloomingdale's park (west), because there is no room for them to build houses. (Editor's note: The writers are referring to the developer's evident disinterest in Park West because new construction is nearly complete in the west reducing the developer's motivation to present a pleasant environment.)

But what about the people who use the park and people who want to sell their houses to someone else. Please tell us what you think we should do to change their minds?

Krista Butler 11 and Antoinina Dyke 11

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THE GAZETTE QUEST

COLOR ANALYSIS

BY LIZ FOX certified color analyst

What is **Color Analysis**? To put it simply, it is a method of working your wardrobe and cosmetics around the colors which look best on you. A first impression is made in less than 4 seconds....you've seen "mousy" vs. "vibrant" people. A vibrant person is in harmony with his/her natural colors.

Your color analyst will test different colors on you to determine your basic skin undertones (blue/pink or "cool" vs. yellow/gold "warm") and then further define your "season". Just as nature has four distinct seasons, these color combinations have also been shown to be directly related to color palettes for clothing and cosmetics. **WINTER, SUMMER, AUTUMN AND SPRING** have different degrees of pattern, texture and clarity of colors.

Your analyst will look at certain things.. does her eye go to the color or to your face; does your head appear to "set" on top of the color; do wrinkles, freckles and features appear too prominent; does a color wash you out or make you look flushed; do your eyes sparkle; does your face look clear or muddy; how much pattern can you take.

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 If you would like to be a guest columnist see page **2**

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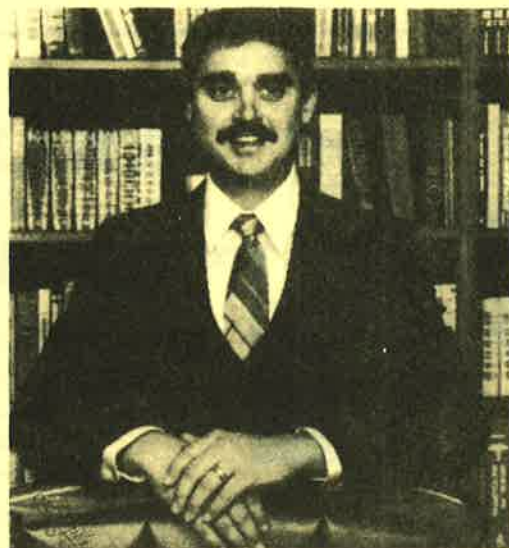
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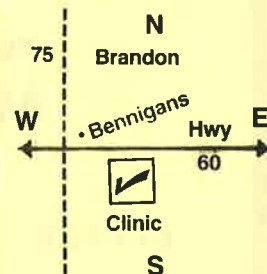
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REAL ESTATE FACTS

"NEIGHBOR TO NEIGHBOR"

By: **TED & CHRIS KEISER**



BROKER-SALESMAN / REALTOR ASSOC.
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"WHAT'S A FIDUCIARY RELATIONSHIP?" -- Fiduciary(fi-du-ci-ary) as defined by Webster is "holding, held, or founded in trust or confidence". For example, you have decided to sell your home, but you're not sure whether to try it yourself or select a broker to do the job professionally. You're not even sure what part a broker plays in the sale of a home. Let's take a look. When a homeowner signs a listing agreement with a real estate company, an entirely new relationship is created. It is a "fiduciary relationship", or more simply, a trust relationship.

There are two parties to every fiduciary relationship, a 'principal' and an 'agent'. The principal is the person who gives authority(usually the seller) to another to perform a service or task. The agent is the person to whom the authority is given(the real estate broker). The relationship of trust evolves as the real estate broker is given the authority to act as the seller's agent in the sale of a home. The broker is bound by this trust relationship to procure a buyer for the house in the shortest possible time and at the highest possible price, with the least amount of problems to the seller. In other words, when a broker is given a listing on your property, it is the broker's responsibility to look after your best interest as though they were his own!

Red



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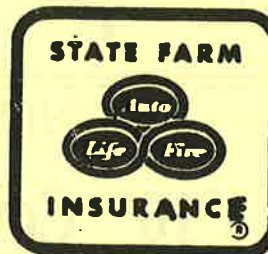
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689-1496
 Julie Cook, 13,
681-5465
 Shannon Hust, 12
689-2046
 Kathy Handlin, 13
681-4915
 Michelle Jernigan, 13,
685-4150
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689-4842
 Stephanie Malcon, 15
681-9311
 Mike Molsen, 17
685-9130
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681-3329, Certified
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has own transportation
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 Scott Frey,
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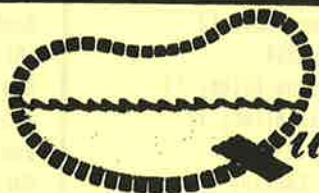
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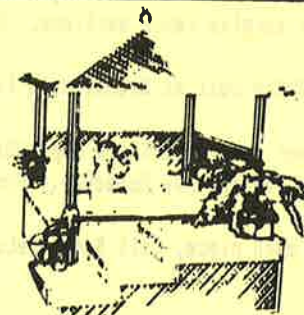
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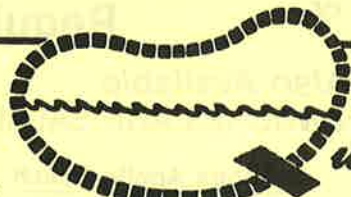
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